

Date: 07/09/2024 02:30 pm

In Highland Property, LLC  
re:

Bankruptcy No. 23-22032-CMB  
Chapter: 11 (Small Business)  
Doc. # 93

Appearances: Andrew Pratt, Esq.  
David Bassi, Esq.  
Bruce Roberts

Nature of Proceeding: # 93 Application to Employ Carol K. Anden of Berkshire Hathaway Home Services The Preferred Realty as Realtor

Outcome: Hearing held. Matter continued to July 18, 2024, at 1:30 PM.

Carlota Böhm  
U.S. Bankruptcy Judge

FILED  
7/10/24 8:40 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Highland Property, LLC  
Debtor

Case No. 23-22032-CMB  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0315-2

User: auto

Page 1 of 2

Date Rcvd: Jul 10, 2024

Form ID: pdf900

Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol**      **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 12, 2024:**

| Recip ID | Recipient Name and Address   |
|----------|--|
| db       | + Highland Property, LLC, 1364 Rostraver Road, Belle Vernon, PA 15012-4501 |

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 12, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 10, 2024 at the address(es) listed below:

| Name                | Email Address  |
|---------------------|--|
| Alyk L Oflazian     | on behalf of Creditor PNC Bank National Association amps@manleydeas.com  |
| Andrew Kevin Pratt  | on behalf of Debtor Highland Property LLC apratt@c-vlaw.com, kmosur@c-vlaw.com;ssimmons@c-vlaw.com;apratt@c-vlaw.com;ncalaiaro@c-vlaw.com;aopoku@c-vlaw.com    |
| David Bradley Bassi | on behalf of Creditor Joseph Federer dbassi@bmvlaw.com   |
| Denise Carlon       | on behalf of Creditor PNC Bank National Association dcarlon@kmllawgroup.com  |
| Donald R. Calaiaro  | on behalf of Debtor Highland Property LLC dcalaiaro@c-vlaw.com, kmosur@c-vlaw.com;ssimmons@c-vlaw.com;apratt@c-vlaw.com;ncalaiaro@c-vlaw.com;aopoku@c-vlaw.com |
| Elvina Rofael       |  |

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on behalf of U.S. Trustee Office of the United States Trustee elvina.rofael@usdoj.gov

James R. Wood

on behalf of Creditor Ringgold School District jwood@portnoffonline.com jwood@ecf.inforuptcy.com

Jodi Hause

on behalf of U.S. Trustee Office of the United States Trustee jodi.hause@usdoj.gov  
David.A.Berry@usdoj.GOV;Steven.W.Albright@usdoj.GOV

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Vincent DiMaiolo

on behalf of Creditor Secured Investment High Yield Fund II LLC vdimaiolo@feinsuch.com

TOTAL: 10